

# Association and Council Services

From time to time, Summerlin residents ask such questions as what do I get for my monthly assessment? How is my assessment related to The Summerlin Council? Why must I pay additional fees for use of community facilities? Who makes these decisions? The following is a brief explanation of these relationships and how your monthly assessment is put to work.



## **Who is required to pay assessments?**

When each resident purchases property in Summerlin South, he or she automatically becomes a contributing member to the Summerlin South Community Association (SSCA). This includes not only homeowners, but commercial property owners as well. The authority to charge the monthly assessment is defined in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for the South.

## **Who decides the rate of assessment and how funds will be spent?**

Operating within the parameters of the community governance documents, the SSCA Board of Directors establishes and adopts additional financial policies and procedures for effective fiscal guidance. The primary tool for financial management is the annual budget. Expenses are based upon both historical and future projected costs and revenue is based upon the projected billable density base. The revenue from monthly assessments is the basic component of the South's financial structure.

## **What community services are paid by the assessments?**

The SSCA budget addresses the many local community association responsibilities. Basic

services for the benefit of membership include common area property maintenance, oversight and administration of local governance issues such as Board policy and procedure, the design review process and covenant compliance. Also, there are additional responsibilities related to billing, collection, and accounts payable and receivable, service contracting, insurance, utilities and proper reserves. These are some of the primary responsibilities, but additional duties arise each day.

## **I understand part of my assessment goes toward The Summerlin Council. How does this work?**

The Summerlin Council is the owner and operator of the Trails, Willows and Gardens Community Centers, Trails and Willows Pools, Arbors Tennis and Play Park and many other parks and amenities throughout Summerlin. By design, each member of the North, South and West Community Associations contributes to the Council. This is accomplished when each of these associations contribute a prorated share to the expenses of the Council based upon the billable density in their respective associations.

## **How does The Summerlin Council determine its costs?**

The Council Board of Directors reviews and adopts its budget in much the same manner as the South. Three primary sources of income serve the Council – new sale capital contributions, prorated cost sharing revenue from each association, and user fees for recreational facilities and participants in programs and events. The user fee approach creates an equitable system in that those who use the facilities and participate in programs and events help to bear an additional portion of their cost. The Council budget reflects the shared cost for maintenance and operation of Council amenities and member services that are available to all Summerlin residents.

It is important to note that the Board of Directors are sensitive to the importance of caring for and preserving the various amenities and assets while delivering the best possible value for each member's assessment dollar. Most residents would agree Summerlin is a special place to call home. The following amenities and services are examples of member assessments at work.



## **ADMINISTRATIVE SERVICES**

Design Review  
Deed restriction enforcement  
Accounting & Finance  
Property Management

## **RECREATIONAL/COMMUNITY FACILITIES**

Trails Community Center and Pool  
Willows Community Center and Pool  
Gardens Community Center  
The Vistas Community Center  
Arbors Tennis & Play Park  
Trails Park  
Crossing Park  
Oxford Park  
Tree Top Park  
Willows Park  
Cottonwood Canyon Park  
Spotted Leaf Park  
Pueblo Park  
Village Green Park  
Gardens Park  
Ridgebrook Park  
Community Park  
North Tower Park  
South Tower Park  
Vistas Park  
Paseos Park  
Mesa Park  
Hills Park  
Oak Leaf Park

## OPEN SPACE MANAGEMENT

Maintenance and operation of all recreational facilities  
Maintenance of South Common areas (130+ acres)  
Maintenance of Council parks (360+ acres)

## MEMBERSHIP SERVICES

Summerlines Monthly Newsletter  
Summerlin *Experience* Seasonal Activity Program  
Park Patrol Service  
Summerlink

## COMMUNITY EVENTS

Snow Day  
Egg Hunt  
Circus  
Strawberry Festival  
Patriotic Parade  
Friday Night Live Concert Series  
Pumpkin Festival  
Hometown Holidays

## RECREATIONAL AND FAMILY ACTIVITIES

Youth Summer Camps  
Youth Swim Lessons  
Youth Swim Team  
Tennis Lessons  
Mens Softball  
Coed Softball  
5K Runs

## CLASSES

CPR  
Martial Arts  
iPianolab Keyboarding  
Kindermusik  
Jewelry Making  
Diodatics Body Sculpting  
Babysitter's Training  
Foreign Language  
Pilates  
Yoga  
Dog Obedience ...and more !



## Summerlin South Community Association

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Your

Association

Assessments

at Work...



An Overview of the  
Summerlin South  
Community Association  
Annual Assessment

